

Residence Life & Dining Services Financial Projection
New Residence Halls - 2100 New Beds

REVENUE	CURRENT	+ 2%	+ 4%	+ 6%	+ 8%
Room ¹	\$9,520,308	\$9,908,892	\$10,103,184	\$10,297,476	\$10,491,768
UW Apartment Rent ²	\$3,230,688	\$3,295,302	\$3,361,207.80	\$3,428,431.95	\$3,497,000.59
Conferences	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Summer School	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Misc	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000
Total Revenue	\$13,172,996	\$13,626,194	\$13,886,392	\$14,147,908	\$14,410,769
OPERATING EXPENSES					
Salaries & Benefits	\$2,861,223	\$2,861,223	\$2,861,223	\$2,861,223	\$2,861,223
Maintenance & Repair	\$775,950	\$775,950	\$775,950	\$775,950	\$775,950
Utilities	\$2,024,130	\$2,024,130	\$2,024,130	\$2,024,130	\$2,024,130
Facilities Renewal - 1.5% of value	\$3,190,824	\$3,190,824	\$3,190,824	\$3,190,824	\$3,190,824
Other	\$917,928	\$917,928	\$917,928	\$917,928	\$917,928
Equipment Replacements	\$163,000	\$163,000	\$163,000	\$163,000	\$163,000
University Assessments (3.5% of revenue)	\$461,055	\$476,917	\$486,024	\$495,177	\$504,377
Total Operating Expenses	\$10,394,110	\$10,409,972	\$10,419,079	\$10,428,232	\$10,437,432
Dining contribution: includes current debt payment	\$1,804,827	\$1,804,827	\$1,804,827	\$1,804,827	\$1,804,827
Net Operating Revenues	\$4,583,713	\$5,021,049	\$5,272,140	\$5,524,503	\$5,778,164
Total Existing Debt	\$2,658,362	\$2,658,362	\$2,658,362	\$2,658,362	\$2,658,362
Net Revenues	\$1,925,351	\$2,362,687	\$2,613,778	\$2,866,141	\$3,119,802

Assumptions

¹ 2100 Occupancy; Average cost per bed \$4,626
² Apartment Occupancy 100%, 2% increase in rent

Construction Cost Per Bed	\$101,296
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Residence Hall Occupy Projections

	BASE	YEAR 1			YEAR 2			YEAR 3		
		5%/10%	5%/20%	5%/30%	5%/10%	5%/20%	5%/30%	5%/10%	5%/20%	5%/30%
Freshman	1,589	1,668	1,668	1,668	1,752	1,752	1,752	1,839	1,839	1,839
Upper Classman	281	309	337	365	309	337	365	309	337	365
Total	1,870	1,977	2,005	2,033	2,060	2,088	2,117	2,148	2,176	2,204
Current Beds Available	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953
Occupancy %	96%	101%	103%	104%	106%	107%	108%	110%	111%	113%
Add 200 beds	2,153	2,153	2,153	2,153	2,153	2,153	2,153	2,153	2,153	2,153
Occupancy %	87%	92%	93%	94%	96%	97%	98%	100%	101%	102%
Construction Cost	\$20,259,200									
Add 400 Beds	2,353	2,353	2,353	2,353	2,353	2,353	2,353	2,353	2,353	2,353
Occupancy %	79%	84%	85%	86%	88%	89%	90%	91%	92%	94%
Construction Cost	\$40,518,400									
Add 600 Beds	2,553	2,553	2,553	2,553	2,553	2,553	2,553	2,553	2,553	2,553
Occupancy %	73%	77%	79%	80%	81%	82%	83%	84%	85%	86%
Construction Cost	\$60,777,600									

Residence Hall Cost Per Bed

Multiple studies in higher education tell us that students today say overall cost and where they would be living weigh most heavily in their final choice of where to go to college. Because where students would be living weighs so heavily, many universities have been investing in fresh, new, exciting residence halls. The average cost to build these new facilities is roughly \$101,296 per bed, with approximately 350 sq. ft. per bed.